

**Village Center Development Pattern Policy 1.7.5, Land Use Element**

**INTENT** - The Village Center development pattern is intended to provide locations for offices and commercial uses which provide goods and services, that people frequently use, in close proximity to their homes. Village Centers are intended to be compact and not promote strip commercial development; therefore, zoning districts implementing this development pattern will include limitations on arterial and collector street frontage and maximum development pattern size, not to exceed 20 acres and 200,000 square feet of commercial use per parcel, except a Village Center may be as large as 30 acres if its gross square footage does not exceed 250,000 square feet. Village Centers are characterized by a scale and design that is compatible with nearby residential areas and zoning districts implementing this development pattern will include appropriate development standards. Zoning districts may include additional thresholds in order to size Village Centers in relation to the needs of the surrounding area. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses.

**DENSITY/INTENSITY** - Nonresidential development shall not exceed 12,500 square feet of a gross building area per acre for Village Centers 20 acres and less. Nonresidential development shall not exceed 250,000 square feet of gross building area for Village Centers from 20 to 30 acres in size. Residential use is permitted on the second floor and above, above office or commercial use, up to a maximum density of sixteen dwelling units per acre.

**LOCATION** - Mixed Use A and B areas; and Mixed Use C areas in which the Urban Pedestrian Center would be inconsistent with existing development patterns are appropriate for zoning Village Centers. Additional criteria for zoning these areas are as follows: Areas adjacent to low and medium density residential development; and Areas adjacent to the Residential Preservation and University Transition Future Land Use categories and Low Density Residential, Medium Density Residential, Suburban Corridor, Medical Center and Urban Pedestrian Center Corridor Mixed Use development patterns.

**ACCESS** - Areas zoned for the Village Center development pattern shall have access to an arterial or collector roadway.